



COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

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DATE: November 14, 2005 **FILE:** PA05-0046

TO: File/Record/Applicant

FROM: Timothy Neely, Director, Planning and Development Services Department

SUBJECT: Planning Application PA05-0048 for Site Development Permit

APPLICANT: Cheryl Hartley, owner

I. NATURE OF PROJECT:

The proposed geotechnical analysis (percolation testing) is to assess the soil properties and stability of the site with regard to future residential development. The proposed testing is to occur on an existing padded area accessed by an existing unpaved access driveway. The testing will follow established guidelines as set forth in the County of Orange *On-Site Sewage Absorption System Guidelines*, dated May 23, 2005. The testing itself consists of drilling a single 50 foot deep hole, six (6) inches in diameter in an area located on the existing building pad (as shown on the submitted site map). The hole will be filled with water to 20 feet below grade. The next morning the hole will be refilled to 20 feet below grade and its descent will be measured to determine the percolation rate.

The project site is approximately 1.54 acres and lies within the Trabuco Canyon Residential (TCR) District. The subject site is legally described as Division of Land DL269 (Assessor Parcel No. 856-033-37). The general area is predominantly topographically complex with a series of coastal sage scrub and chaparral covered slopes. Minor disturbances on-site consist of an existing graded unpaved access road which leads to an existing graded pad.

The property is designated as TCR – “Trabuco Canyon Residential” District of the Foothill / Trabuco Specific Plan. The project site, located at 30521 Hunky Dory Lane, in Trabuco Canyon and is subject to the guidelines and requirements of the Foothill/Trabuco Specific Plan. The Specific Plan was adopted by the Orange County Board of Supervisors on December 9, 1991 as the planning and zoning document for the Foothill/Trabuco area and went into effect January 9, 1992 (County Ordinance No. 3851). A goal of the Plan is to preserve the rural character and unique natural resources of the area, while still allowing landowners a reasonable opportunity to develop their properties. The Specific Plan

replaces conventional zoning districts with specific land use districts, which are supported by additional regulations and guidelines.

Grading activities within the Foothill/Trabuco Specific Plan area is typically subject to in-depth analysis for consistency with regulations of the Specific Plan and environmental impacts. The proposed geotechnical (percolation) testing is not within the scope of the Specific Plan and therefore does not require any additional action.

II. REFERENCE

County of Orange Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures"; Foothill/Trabuco Specific Plan, adopted December 9, 1991

III. ENVIRONMENTAL DOCUMENTATION

The proposed project is Categorically Exempt, Class 4 (Minor alterations to land - minor trenching/boring and backfilling where the surface is restored) from the provisions of CEQA, pursuant to Section 15304 of the CEQA Guidelines.

IV. CERTIFICATION

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Timothy Neely, Director
RDMD, Planning and Development Services Department

By: signature on file
Charles M. Shoemaker, Chief
RDMD, Site Planning Section

Date: 11/14/2005

V. APPEAL PROCEDURE

Any interested person may appeal the decision of the Director, Planning and Development Services Department on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of the required document and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower Street, Santa Ana.

VI. APPENDICES

- A. Findings for Planning Application PA05-0048
- B. Conditions of Approval for Planning Application PA05-0048